


COUNTY OF YORK

MEMORANDUM

DATE: March 6, 2006 (BOS Mtg. 3/21/06)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator 

SUBJECT: Application No. UP 697-06, Stor-Moore LLC

ISSUE

This application is a request, pursuant to Section 24.1-115(d)(2) of the York County Zoning Ordinance, to amend the conditions for a previously approved Special Use Permit to authorize a minor modification to increase the allowable storage floor area at an approved mini-storage warehouse complex on a portion (approximately 8.7 acres) of a 9.88-acre site located at 7307 George Washington Memorial Highway (Route 17) approximately 250 feet north of the intersection of Whites Road and Route 17 and further identified as Assessor's Parcel Nos. 24-128 (portion) and 24-133. The portion of the properties containing the mini-storage warehouse facility is zoned IL – Limited Industrial and is designated for Medium-density residential development in the Comprehensive Plan.

BACKGROUND

On May 18, 2004, the Board approved applications to rezone the subject properties from R20 – Medium-density single-family residential to IL - Limited Industrial and to approve a Special Use Permit to authorize the 92,500-square foot mini-storage warehouse facility. Final site plan approval was granted on December 7, 2004, and construction of the facility is underway. Section 24.1-115(d)(2) of the Zoning Ordinance states that the Board may approve minor modifications to the conditions of an approved and currently valid special use without a public hearing provided that the following four criteria are met:

- There will be less than a 25% increase in either total lot coverage or floor area;
- There will be no detrimental impact on any adjacent property caused by significant change in the appearance or the use of the property or any other contributing factor;
- Nothing in the currently valid special use permit precludes or limits such expansion or enlargement;
- The proposal is consistent with the Zoning Ordinance and the Comprehensive Plan.

This request meets these criteria and is therefore being processed as a minor amendment. Such amendments do not require a public hearing or prior review by the Planning Commission.

CONSIDERATIONS/CONCLUSIONS

1. The partially completed mini-storage warehouse facility is located on the rear portion of the site (zoned IL) behind the applicant's contractor's storage yard. The front portion of the site (abutting Route 17) is zoned GB – General Business, and contains a contractor's shop/office and retail buildings. Access to all uses on the properties is from Route 17.
2. The approved site plan for the mini-storage warehouse facility indicates a total of 92,150 square feet of floor area, and the applicant has requested permission to construct an additional 20,000 square feet of floor area in two new buildings for a total floor area of 112,150 square feet. The referenced SUP allows for 92,500 square feet of floor area, and the applicant's request would increase the approved amount of floor area by approximately 21%. The majority of the area to be used for the additional units is designated for boat and RV storage on the approved site plan, so there is no impact from the standpoint of additional land clearing or impervious surfaces.

RECOMMENDATION

The requested additional 20,000 square feet of mini-storage warehouse units would be located in an area previously designated for non-essential parking areas. The new units would be located to the rear of the site, and previously approved landscaping and fencing would serve to screen the units from view by the abutting residential uses and Route 17. Therefore, I recommend that the Board approve this application through the adoption of proposed Resolution R06-21.

Carter/3337:AMP

Attachments

- Vicinity Map
- Applicant's concept plan
- Approved Resolution R04-84
- Proposed Resolution R06-21